

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143383/FH/2025
Date registered valid: 5 September 2025
Proposal: Erection of single storey side and rear extension
Address: 7 Norfolk Avenue, Manchester, M18 7BF
Ward(s): Longsight Ward

Applicant: Mrs Titi Banza
Agent (if any): Mr Rubeen Kadri
Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 18 December 2025

Application details

Type of application: Full Householder Application

Development type: Householder

Date of site visit: 9 October 2025

Standard consultations:

Printed: 14 October 2025 Expired: 4 November 2025

Neighbour notifications

Printed: 15 September 2025 Expired: 6 October 2025

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

The application site relates to 7 Norfolk Avenue within the south Manchester ward of Longsight. The application site relates to an end-terraced, two storey, red brick dwellinghouse which sits in the corner of the cul-de-sac of Norfolk Avenue and so has a plot irregular in size. Amenity space to the front of the property benefits from an off street driveway and amenity space to the rear consists of a grassed garden with some areas of paving, much wider in dimension than the amenity space afforded to the front of the applicant site.

Description of area

The surrounding area is residential in nature. Annie Lees Park sits further to the west of the applicant site, separated by Mount Road.

Description of development

The submitted application seeks planning permission for the erection of single storey side and rear extension.

The side extension would create a new entrance for the property, as the current entrance is located within the side elevation of the host dwelling. The side extension would have approximate dimensions of Height: 3.7 x Length: 5.6 x Width: 3.8 metres. The side extension would have a pitched roof.

The rear extension would be sited along the boundary with no.5 Norfolk Avenue, would have a flat roof and would have approximate dimensions of Height: 2.7 x Length: 4 x Width: 3.9 metres.

The proposal would involve the insertion of a door and window within the front elevation, bi-fold windows within the side elevation, a bifold window within the rear elevation and rooflight within the flat roof element.

Materials to be used have been listed as:

- Pitched roof: roof tiles to match existing
- Brickwork: to match existing
- Front window: to match existing UPVC window
- Other windows: bi-fold picture window UPVC and surround fascia to be finish in black
- Door: UPVC door plus timber finish new door
- Skylight: double-glazed, aluminium-framed rooflight
- Flat roof: flat roof system

The existing garden gate would be relocated to the southern edge of the site. A bin store would be located within the private garden area to the rear.

Negotiations during the course of the Application

During the course of the application, concern was raised with the 5 metre rear extension proposed for the site. The projection of the rear extension was reduced to overcome concerns raised, and the roof form was amended to a flat roof to reduce the scale of the proposed works.

Further details were provided in respect of the boundary treatment and bin storage as a result of the proposal, plus further information was provided in respect of materials.

Planning History

No planning history exists for this site.

Consultations & Notification Responses

Local Residents

No responses were received from local residents.

MCC Flood Risk Management

MCC Flood Risk Management reviewed the application. The proposed development is situated within Flood Zone 2, and the site is at risk of river flooding. As the site falls within the Environment Agency's consultation zone for main rivers, it is for the Environment Agency to provide comments on the proposal. The LLFA therefore has no comments to make on this application.

Environment Agency

The Environment Agency reviewed the application and had no objection in principle to the proposed development, but we would wish to make the following comments:
The proposed development falls within Flood Zones 2 and 3, which is land defined in the planning practice guidance as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and comments replace direct case-by-case consultation with us. This proposal falls within this category. These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>.

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Issues

POLICY

The National Planning Policy Framework (December 2024)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective
- b) a social objective and
- c) an environmental objective.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities.
- ii. Chapter 12. Achieving well-designed places.

Draft National Planning Policy Framework (16th December 2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Of relevance to the application proposals the draft NPPF makes it clear that local planning authorities should amongst other things:

- Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision.
- Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals.
- Decisions on development proposals should apply a presumption in favour of sustainable development and this means that for development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The following specific policies are considered to be particularly relevant to the proposed development:

HC1: Planning for healthy communities (Chapter 16. Promoting health communities)

DP3: Key principles for well-designed places (Chapter 14. Achieving well-designed places)

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. Updated March 2024 following adoption of Places for Everyone.

The Core Strategy is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. Of relevance are:

Policy DM1 (Development Management),

Policy SP1 (Spatial Principles) and

Policy EN1 (Design Principles and Strategic Character Areas).

Unitary Development Plan Saved Policies

Large elements of the UDP have been superseded by the Core Strategy. The following saved policies are of relevance in the consideration of this application:

DC1.1 states that in determining planning applications for extensions to residential properties, the Council will have regard to:

- a. The general character of the property;
- b. The effect upon the amenity of the neighbouring occupiers;
- c. The desirability of enabling people to adapt their houses in appropriate ways to meet changing household needs;
- d. The overall appearance of the proposal in the a street scene;
- e. The effect of the loss of any on-site car parking.

DC1.2 states that extensions to residential properties will be allowed subject to compliance with other relevant policies of the Plan and the following criteria:

- a. They are not excessively large or bulky (for example resulting in structures which are not subservient to original houses or project out too far in front of original buildings);
- b. They do not create undue loss of sunlight, daylight or privacy;
- c. They are not out of character with the style of development in the area or the surrounding scene by virtue of design, use of materials or construction details.
- d. they would not result in the loss of off-street car-parking, in a situation where there is so severe an existing on-street parking problem that unacceptable additional pressures would be created.

DC1.3 Notwithstanding the generality of the above policies, the Council will not normally approve:

- a. rearward extensions greater than 3.65m (12 ft) in length;
- b. 2-storey extensions with a flat roof, particularly those which would be visible from the public highway;
- c. 2-storey extensions to terraced properties which occupy the full width of the house;
- d. flat roofed extensions to bungalows;
- e. extensions which conflict with the Council's guidelines on privacy distances (which are published as supplementary guidance).

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Adopted April 2007.

The Guide aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places. These are: character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. It advises that high quality design is a vital attribute of successful neighbourhoods.

Of relevance are paragraph 2.7, paragraph 2.14 and paragraph 2.16.

Places for Everyone

Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given full weight in the planning balance.

The following policies are relevant:
i.JP- S1- Sustainable development

ISSUES

Principle of Development

The submitted development application is for the erection of single storey side and rear extension. During the course of the application, concern was raised with the 5 metre rear extension proposed for the site. The projection of the rear extension was reduced to overcome concerns raised, and the roof form was amended to a flat roof to reduce the scale of the proposed works. Given the harm to the neighbours has been reduced and given many people prefer to alter and extend homes, rather than move, to meet the changing residential needs of families, the principle of development can be considered acceptable in this instance. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity. As the property is to remain a single family dwellinghouse it is not considered that the proposed extension would give rise to any significant additional waste or car parking pressures.

Visual/ Residential Amenity

No.5 Norfolk Avenue:

The rear extension would extend against the common boundary with no.5 Norfolk Avenue. During the course of the application, the projection of this element was reduced from 5 metres to 4 metres as concern was raised the extent of the projection would create an overbearing feature given the proximity and give rise to loss of light given the applicant property sits due south of the neighbours property. An approximate 7.2 metre gap would remain between the rear building line of the rear extension and the rear boundary of the site. As such, the reduced projection to 4 metres with the change to a flat roof ensures the scheme is not considered large

and so is not considered to create an overbearing feature. With the reduction projection and given the height of the rear extension would be limited to 2.7 metres, any loss of light to the neighbour would not be severe. No windows would face into the direction of no.5 and so the proposal would not give rise to any adverse privacy implications.

This neighbour would not be impacted by the extension to the side of the property.

No.9 Norfolk Avenue:

No.9 Norfolk Avenue sits to the south west of the applicant site and the common boundary sits at a splayed angle. The side extension at the closest point would be sited approximately 1 metre from the common boundary. The proposed side extension would sit behind the primary building line of the host property by approximately 2.5 metres given the constraints of the site boundaries. Given the set away of the extension from the common boundary and given the roof form has been proposed so that the bulk of the roof is set away from the boundary, this extension is not considered to create an overbearing feature to no.9's garden or the side conservatory that can be seen at their home.

No windows would be inserted in the side elevation of the side extension facing in the direction of no.9 and so no overlooking would occur. The bi-fold window within the side elevation of the rear extension would face onto the direction of the applicant's garden. As the window is positioned at single storey level, it would not give rise to an adverse privacy implication to no.9.

Due to the splayed boundaries and given the two properties do not sit adjacent to one another, no adverse loss of light implications would be caused.

Streetscene:

The side extension would be set back by approximately 2.5 metres from the primary elevation of the host property. The side extension would create a small addition in the streetscene and given the applicant property sits in the corner of the cul-de-sac, the applicant property is not easily visible from the streetscene. The relocation of the main entrance to the side extension is not considered to give rise to any adverse visual implications.

The bathroom window to be inserted in the front elevation of the side extension would be obscure glazed to ensure no adverse privacy implications to the applicant.

Neighbours to the rear along Buckley Avenue:

As the extension would be single storey, the window positioned within the rear elevation of the proposed extension would not give rise to adverse privacy implications. At the closest point, the extension would be sited 5.4 metres from the rear boundary and so the extension works are not proposed to create an overbearing feature to the neighbours to the rear.

Overall, any impact in terms of adverse amenity implications- namely overbearing, loss of light or adverse privacy implications would not be considered severe. The scheme is considered to be pursuant to Policy DC1 of the UDP, policies SP1 and DM1 of the Core Strategy and JP-S1 of Places for Everyone.

Design, Scale and Appearance

The side extension would have a width of 3.8 metres and be set back from the primary elevation of the host property by 2.5 metres. The roof form would be pitched and slope away from the ridge, which would attempt to reflect the roof form of the host property. As such, it is not considered the proposal would create an overly large feature in the streetscene and would be similar to side extensions that would be permissible via permitted development rights.

The rear extension would have a projection of 4 metres with a flat roof. Whilst the 4 metre projection would exceed beyond the stipulation within policy DC1.3 of the UDP (max 3.65 metre rearward projection) and beyond permitted development restrictions (3 metre projection), given the extension has a flat roof with a height of 2.7 metres and given adequate space would be retained from the proposal to the rear boundary, in this instance such projection can be considered acceptable.

Materials to be used have been listed as:

- Pitched roof: roof tiles to match existing
- Brickwork: to match existing
- Front window: to match existing UPVC window
- Other windows: bi-fold picture window UPVC and surround fascia to be finish in black
- Door: UPVC door plus timber finish new door
- Skylight: double-glazed, aluminium-framed rooflight
- Flat roof: flat roof system

The materials proposed would largely match those within the host property and are considered acceptable. Such materials would be conditioned accordingly within any approval granted.

On balance and in this instance, it is considered that the design and appearance of the proposed development can be supported, in accordance with Core Strategy Policies DM1 and EN1.

Flood Risk

Core Strategy Policy EN14 requires that development be directed away from areas at greatest risk of flooding. MCC Flood Risk Management reviewed the application. As the site falls within the Environment Agency's consultation zone for main rivers, it was for the Environment Agency to provide comments on the proposal. The EA reviewed the comments and directed the developer forwards guidance notes. An informative outlining such flood risk measures would be attached to any approval granted.

Given that residential dwellings are already established on the site, applying a risk-based sequential test would not be practical. Furthermore, under permitted development rights, a side or rear extension to create a habitable room could be undertaken without planning consent. Given the property is already an established residential property within a residential area, in this instance an informative is proposed relating to the applicant including flood risk measures within their proposals.

In addition, the agent confirmed the finished floor levels would be the same as that within the existing property and so the proposal would not be of any greater risk than that of the host property. This is also shown within drawing PL-002 P5.

Therefore, the proposal is considered to be in accordance with policy EN14 of the Core Strategy.

Boundary Treatment

The existing boundary treatment securing the area to the side of the property would be removed as a result of the proposal. A close boarded timber fence boundary gate would be installed with a height of 1.8 metres (as confirmed via email from the agent on 15 October 2025) along the

side boundary of the site. Consent is not required for this element and so no further details are required in respect of this element.

Car Parking

The off street driveway to the front of the property would not be impacted as a result of the proposal and so no further information is required.

Bin Storage

The proposed site plan shows bins would be kept in a store within the private rear amenity space. Given the bin store would sit within the context of the rear garden, no further details of such bin store would be required via condition.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner, a revised scheme has been supplied to overcome concerns raised and appropriate conditions have been attached to the approval granted.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- Application Form, received by the City Council as Local Planning Authority on 7 July 2025.
- Drawing- Existing Site Plan, numbered PL-004, received by the City Council as Local Planning Authority on 7 July 2025.
- Drawing- Proposed- Roof Plan and Elevations, numbered PL-003, received by the City Council as Local Planning Authority on 20 November 2025.
- Drawing- Proposed- Site Block Plan and OS Map, numbered PL-005, received by the City Council as Local Planning Authority on 20 November 2025.
- Drawing- Proposed- Side Elevations, numbered PL-008, received by the City Council as Local Planning Authority on 6 December 2025.
- Drawing- Proposed- Site Location Plan, numbered PL-007, received by the City Council as Local Planning Authority on 6 December 2025.
- Drawing- Proposed- Ground Floor Layout Plan, numbered PL-002 P5, received by the City Council as Local Planning Authority on 16 December 2025.

Reason - In the interests of the character and appearance of the dwellinghouse and surrounding area, pursuant to policy DC1 of the saved Unitary Development Plan for the City of Manchester, and policy DM1 of the Manchester Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be as follows:

- Pitched roof: roof tiles to match existing
- Brickwork: to match existing
- Front window: to match existing UPVC window
- Other windows: bi-fold picture window UPVC and surround fascia to be finish in black
- Door: UPVC door plus timber finish new door
- Skylight: double-glazed, aluminium-framed rooflight
- Flat roof: flat roof system

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) The window in the ground floor of the front elevation of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in the ground floor of the side elevation of the side extension or the ground floor of the side elevation facing no.5 Norfolk Avenue of the rear extension of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

1) Flood risk measures

The Environment Agency strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-newbuildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 8550 - Flood resistant and resilient construction -

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Appendix 1 – List of consultees & neighbours notified

MCC Flood Risk Management
Environment Agency

9 Buckley Avenue, Manchester, M18 7QD
9 Norfolk Avenue, Manchester, M18 7BF
6 Norfolk Avenue, Manchester, M18 7BF
5 Norfolk Avenue, Manchester, M18 7BF
10 Norfolk Avenue, Manchester, M18 7BF
3 Norfolk Avenue, Manchester, M18 7BF
2 Norfolk Avenue, Manchester, M18 7BF
1 Norfolk Avenue, Manchester, M18 7BF
8 Norfolk Avenue, Manchester, M18 7BF
4 Norfolk Avenue, Manchester, M18 7BF
11 Buckley Avenue, Manchester, M18 7QD
7 Buckley Avenue, Manchester, M18 7QD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA